

LESSEE

LEASE NO. 43

NAME: VIC MARKOV TIRE COMPANY INC.

FIELD ADDRESS: 7300 E. Marginal Way South

CONTACT: Victor W. Markov
~~229 Broadway East~~ 1500 Westlake Ave. N.
Seattle 98102 Suite 111
98109

PHONE: 282-2177
329-4707

TYPE OF AGREEMENT: LEASE X MONTH-TO-MONTH CONCESSION AGREEMENT OTHER

EFFECTIVE: 11-1-49 THRU 10-31-84 LENGTH: 35 Years

DESCRIPTION OF PROPERTY: A tract of land

USE: For commercial purposes providing the necessary facilities for the conduct of a petroleum, accessories, tires, lubricant sales and service business, and for no other purpose.

MONTHLY RENTAL: \$1,632.02 Rent
195.84 Excise Tax
\$1,827.86 MONTHS DEPOSIT OF \$ 3,250.00

SQ. FOOTAGE: 67,532

@ SQ/FT/YR: 29c

DESCRIPTION:

DESCRIPTION OF CHANGE: 5 Year Rental Readjustment

EFF. DATE OF CHANGE: 11-1-79

UTILITIES &/OR SERVICES INCL'D IN RENT: None

RENEGOTIATION:

MAINTENANCE & REPAIR: Lessee shall maintain premises.
Lessee may use roadway and, therefore, may maintain.

AMENDMENT:

ASSIGNMENT:

SUBLEASES: Goodyear Tire & Rubber Co.

CANCELLATION: 90 Days' Written Notice

SPECIAL PROVISIONS/ MISC. INFO: Lessee, at any time prior to 35-year lease period, may pledge, mortgage, or remove any building or structure upon written permission from the Airport Manager, with the exception of two, as follows; which shall become King County property.
1 Octagon shaped, 10' in diameter
1 Rectangular, 30' x 15'

*Terminated 1-31-82
New Lease executed*